

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

**Project
Name:** H. Geniale

Case #: 3-R-03

Date: 1/14/03

Comments:

No Comments.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: H. Geniale

Case #: 3-R-03

Date: 1/14/03

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The plans and the plat indicate a 126 ft. width for the Rio Encarnado Canal. The City's Code of Ordinances thus limits docks and marine structures to 12.6 ft. from the platted property line, and all vessels shall extend no more than 30% or 37.8 ft. from the property line into the waterway. A separate building permit is required for installation of all the marine structures.
3. Cross sections shall be included on the paving and drainage plans in addition to proper design retaining storm water runoff as required under criteria of the Broward County Land Development Code – Chapter 27.
4. Review with the Zoning plans reviewer whether columns (as designed on sheet A3.0) can be placed within the handicapped parking aisle.
5. Provide a utility design plan for additional review prior to site plan approval.
6. Include a staging and storage plan which demonstrates adequate site controls to avoid construction related impacts to neighboring properties.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: H. Geniale

Case #: 3-R-03

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Comments:

1. Flow test required
2. Show hydrant location, fire main, DDC and FDC on Civil plan.
3. Sprinkler required at permit
4. Standpipe with fire pump per NFPA 14 required at permit.
5. Exits must be separated as per NFPA 101-2000, 7.5.1.4
6. The exit travel distances must be shown to comply with NFPA 101-2000, 30.2.6

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

**Project
Name:** H. Geniale

Case #: 3-R-03

Date: 1/14/03

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

**Project
Name:** H. Geniale

Case #: 3-R-03

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Comments:

1. Add rain sensor requirement to irrigation note.
2. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. If there are none, provide a note stating this.

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: H. Geniale

Case #: 3-R-03

Date: 1/14/03

Comments: Site Plan Level III / Waterway Use / 11 Unit Multifamily Project

1. This is a new use and must meet all current code requirements.
2. Pursuant to Sec 47-23.8, Waterway Use, this development requires Site Plan Level III review. A separate application and fee are required for Planning and Zoning Board review.
3. Pursuant to Sec 47-23.8, Waterway Use, a twenty foot landscaped yard is required adjacent to the waterway.
4. Provide a note on the site plan indicating no liveboards will be allowed.
5. Boats are not permitted to dock in a manner that would encroach into the required side yard setback.
6. Provide a point by point narrative outlining compliance with Sec 47-25.3, Neighborhood Compatibility Requirements.
7. Provide a narrative describing the architectural style and important design features of the proposed development.
8. Provide a section drawing through the pool deck, dock, and seawall.
9. Show the outline of all adjacent building on the site plan. Show any existing sidewalks on adjacent property on the site plan.
10. Show location of all outdoor lighting and provide a photometric diagram indicating lighting levels at the property lines.
11. Lights in the parking area are to be shielded to prevent glare and spillover onto adjacent properties.

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12. Pursuant to Sec 47-19.2.R light fixtures are permitted in the required yard only in the front yard.
13. Show the outline of all rooftop A/C equipment on the elevation drawings.
14. Show the setback line indicating half the height of the building on all elevation drawings.
15. Provide the measurement for grade in terms of MSL or NGVD.
16. Show dimension to centerline of the adjacent roadway on the site plan.
17. Additional comments may be forthcoming at the DRC Meeting.

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Division: Police

Member: Det. C. Cleary-
Robitaille
954-828-6419

**Project
Name:** H. Geniale

Case #: 3-R-03

Date: 1/14/03

Comments:

1. How will access to the parking garage, both vehicular, and pedestrian, be controlled?
2. How will access to the lobby and foyer be controlled?

Please submit comments in writing prior to DRC sign-off.

DRC
SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: H. Geniale

Case #: 3-R-03

Date: 1/14/03

Comments:

1. No watercraft shall be docked or anchored adjacent to residential property in such a position that causes it to extend beyond the side setback lines required for the principal buildings on such property pursuant to section 47-19.3.G. The required side setback for the building and watercraft is twenty-six (26) feet.
2. Waterway use shall require a site plan level III development permit and shall provide a twenty (20) foot landscape yard adjacent to the bulkhead line pursuant to section 47-23.8.B. Yard modification required for the pool and spa, which are required to meet the setbacks of the zoning district pursuant to section 47-23.11.
3. Light fixtures may be located in the required front yard not the rear yard pursuant to section 47-19.2.R.
4. Fences and walls abutting a street shall be setback thirty (30) inches from the property line in accordance with the requirements of section 47-19.5.A.3. Dimension setback on site plan.
5. Fences and walls on properties abutting a waterway, no opaque fence or wall shall be permitted to exceed thirty (30) inches in height within ten (10) feet of the edge of the waterway as required in section 47-19.5.A.2.b. Planters, masonry piers with precast caps and balustrade.

Additional comments may be forthcoming at DRC meeting.